

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
March 10, 2016

Present: Sally Monigle, Chairperson
Lynn Briggs
Leila Hamroun
Bill Hentkowski
Jean Norvell
Mike Quaranta

Also Present: Jeff Bergstrom, Building Inspector

The meeting was convened at 6:35 p.m. Roll call followed.

OLD APPLICATIONS

D. Shane & B. Shelton, 47 W. 3rd Street

Porch addition and spa. New info and smaller footprint presented.

Discussion: *(Revised plans provided. No plot plan showing addition.)* Ms. Shane explained they have reduced the footprint of the porch. No exterior changes, no aesthetic changes. This is to address engineering and structural concerns resulting from increased FEMA standards (post Sandy). The footers previously approved are now very large, extending past the base of the porch. In order to have enough space to put in the appropriate footers and to be able to get to the side of the porch, they decided to decrease the width of the porch from 16 ft. down to approx. 14 ft. The length has been reduced about 50% to keep it proportional. The geotechnical engineer's report was provided to Commissioners. The report finds the soil is in good condition. Mr. Bergstrom affirmed the report. The size of the proposed addition has decreased in size three (3) times.

Ms. Shane continued that this plan puts them 1.9 ft. off the property line allowing them to access for maintenance and puts the footer far enough off the property line so there is no question of any shifting soil issue. The footers will be underground. Mr. Bergstrom does not believe the addition will appear much differently by reducing it one (1) ft., but thinks they could move the addition off the line. He will strongly caution the builder to follow recommendations in the geotechnical report including temporary casing.

Ms. Hamroun noted the addition completely conceals the first floor of the building from Battery Park. The porch extends beyond the width of the back "L" and is much taller.

Marianne Caven, 49 W. 3rd Street, spoke against the project. Her home is attached to the applicant's home. Ms. Caven's spouse, Bob Parker, was in attendance. Ms. Caven said that the other adjacent neighbors (M/M Vance) are unable to attend tonight, but agree with Ms. Caven and Mr. Parker. The kitchens (12 ft. X12 ft.) at 47 and 49 W. 3rd Street are connected. The initial plan this was supposed to be based on dates back to 2013.

Ms. Caven said she and her husband had no knowledge of any plans brought before HAC. They filed a FOIA application and on the recordings the applicant states we (Ms. Caven/Mr. Parker) were aware of the plans being brought. Ms. Caven denies having this knowledge. Further, the applicant stated that Ms. Caven/Mr. Parker did not proceed with the plan because of budgetary concerns. We discussed building together. The concept and size was approved before HAC. The plans did not call for 31 ft. deep. The lots and homes are very small. There is a 10 ft. extension out the rear. We (47 & 49 W. 3rd St.) were going to remove our kitchens and go out over a patio, which was deemed appropriate. The Vance's came before HAC years ago to add a deck and did an extension and were told they could not go beyond where they currently were. Another neighbor, the Nardone's, put an addition out the side and was told the same thing.

Ms. Shane said previous plans were changed at the request of the architect to have the roof line follow the original roof line of the house. Those plans (signed and dated) show the addition going out 10 ft. Their patio is out 10 ft. In addition she said they considered going out 15 ft. but there was opposition from neighbors.

Ms. Hamroun cannot speak to the rationale of decisions made before she became a part of HAC. She concedes the project is very large and tall for a porch. Even the roof line is higher than the existing building because of how it is raised. Proportions are very tall and deep, about half the remaining lot size. The addition is visible from the public right of way and will have a significant impact. She deemed the proportions to be incorrect. That said, Ms. Hamroun recognizes there is an administrative sequence of approvals, and as the architect member of HAC she can only speak to design perspective and technical approach. It is a massive porch, the proportions are high, and if you look at how it is lined up it will cover the whole back "L" of the property. Depth, width and height are all impacted.

Ms. Caven understood that the plans (based on 2013 plans) were for a structure that could not be built. She said the City informed her that what was submitted could not be built because it is in the flood plain. There is no precedence in the City making a two-story addition from the minimum setback taking the second floor from 32 ft. to 75 ft. deep.

Ms. Shane stated they gave Ms. Caven the drawings before coming to HAC and gave her four (4) days to come back to them with their thoughts. She did not come to them. Ms. Shane said there was no discussion about Ms. Caven's plans for an addition and she did not see any drawing that was sent to HAC.

Mr. Quaranta reminded that HAC must deal with what appears on the agenda and nothing more.

Ms. Monigle recommended visiting the property to get a better idea of the scope of the project. Ms. Shane objected saying they have brought the application before HAC twice before and HAC visited the site. There are processes in place for Ms. Caven to appeal/object and nothing was done. The current application calls for a smaller footprint. It will not affect Ms. Caven's property.

Ms. Caven said she met with Ms. Monigle and met several times with Mr. Bergstrom about this application. Ms. Hamroun asked Ms. Shane if she would consider reducing the depth. She appreciates the administrative process to date.

Ms. Shane explained the reason for the length is because they wanted the option at a later time to redo the kitchen and bring it up to the height of the porch, meaning the whole first floor would be out of the 100-year flood plain.

Ms. Hamroun noted that still leaves a 25 ft. deep porch and asked if she would consider having a shorter porch, perhaps 12 ft. giving an overall setting of approximately 17 ft. to 18 ft.

Ms. Shane said the addition will house a 7.5 ft. spa on the end for health reasons. She is reluctant to negotiate a further reduction. They consider the porch their backyard.

Ms. Caven/Mr. Parker still plan to do a 10 ft. addition as was discussed with Ms. Shane. Ms. Hamroun believes the most positive path forward would be to reduce the depth and footprint.

Action: Mr. Quaranta made a motion to approve the application as submitted. Motion failed due to lack of second.

Discussion continued with Ms. Monigle again recommending continuing the application until the next meeting to give commissioners an opportunity to visit the site. Ms. Shane said they tried taking out one structural bay of a previous submittal of 6 ft., 7 in. that brought the addition down to 23 ft. She asked if 23 ft. would be satisfactory. Ms. Hamroun asked Ms. Shane to work with her architect to try to reduce to 20 ft. and see how it looks proportionally. Ms. Shane stated that based on dimensions of the hot tub, 20 ft. is unlikely to be an option.

Ms. Shane's architect explained that because of existing conditions coming out of the house at the lower level, there needs to be a 4 ft. area of unusable space before going to the porch. It cannot be avoided. That 4 ft. reduces the amount of usable space. The height will remain the same.

Ms. Hamroun thinks there is room and she is available to meet with the applicant. She said that specs for the hot tub would be helpful. She suggested it is advisable that neighbors who have not seen what is planned should visit the site.

Ms. Shane agreed to return next month. The application was tabled until the April 2016 HAC meeting.

NEW APPLICATIONS

M. Quaranta, 300 Delaware Street

Second level gutter replacement.

Discussion: Photos provided.

M. Quaranta, 300 Delaware Street (Contd.)

Action: Mr. Hentkowski made a motion to approve the application as submitted. Ms. Monigle seconded.

Disposition: Motion approved (4-0). Mr. Quaranta recused himself.

J. Day, 114 Delaware Street (Jessop's Tavern)

Gate replacement.

Action: Mr. Quaranta made a motion to approve the application as submitted. Ms. Briggs seconded.

Disposition: Motion approved.

J. Davison, 62 W. 4th Street

Nine (9) replacement windows.

Disposition: Water damaging windows. Four (4) face front, three (3) are on the side, and two (2) windows face the rear. Sample of replacement window shown to commissioners. They propose using Pella, aluminum clad on the exterior. Storm windows will be removed. Ms. Monigle would like to see windows in the style of the period. The house is circa 1850. Ms. Hamroun prefers true (real) divided lights, rather than applied. She wants to make sure if applied muntins are used make sure it matches the narrow profile.

Action: Mr. Quaranta made a motion to approve the application using 8 over 8 wood ILT windows on the first (2 windows) and second (2 windows) floors and 6 over 6 wood ILT windows for the remaining five (5) windows (side and rear). Ms. Norvell seconded.

Disposition: Motion approved 4-1 (Hentkowski). Mr. Hentkowski thinks 2 over 2 would be more appropriate.

WIK Central, 226 Delaware Street

Replace 3rd floor decks in kind, repair roofing as needed under decks.

Discussion: Mr. Bergstrom has no issues with the application. He has allowed the applicant to demolish and replace the roof.

Action: Mr. Quaranta motioned to approve the application as submitted. Mr. Hentkowski seconded.

Disposition: Motion approved.

New Castle Historical Society, 2 E. 4th Street

Replace two (2) exterior heat pump units (similar to existing units).

Action: Mr. Quaranta made a motion to approve the application as submitted. Ms. Norvell seconded.

Disposition: Motion approved.

Trustees of the New Castle Common

Bicentennial Park, 5 & 7 E. 2nd Street

Discussion: Dorsey Fiske reported that the Trustees' Open Space Committee is planning to put a fence around the Bicentennial Park. Phase I of park improvements include grading the land and seeding for grass and possibly some plantings. RFP's are going out next week. Ms. Fiske has consulted with Ms. Hamroun.

Approval of Minutes – One correction noted on page 1. **A motion was made and seconded to approve the minutes of the 2/11/16 meeting as corrected. Motion approved.**

Adjournment -- There being no further business to address, the meeting was adjourned at 8:15 p.m.

Debbie Turner
Stenographer